

## Standard Contract of Sale

Approved by Real Estate Board of Baltimore

LIBER

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This Agreement of Sale, made this 22 nd. day of Feb.nineteen hundred and fifty one, between

Raymond W. Baltzell, Guardian and Agent of Doris Larue Baltzell, Infant.  
 Raymond W. Baltzell and Carrie M. Baltzell, his wife and / Seller, and  
 Edwin M. Alexander Jr., Buyer

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter  
 does hereby purchase from the former the following described property, situate and lying in

Linganore District near Unionville, Md.  
 1 1/4 acre more or less and all of the buildings thereon.

at and for the price of

Seventy Eight Hundred Dollars (\$ 7800.00)

of which Five Hundred Dollars (\$ 500.00)

have been paid prior to the signing hereof, and the balance to be paid as follows:

On or before March 20, 1951

Taxes to be prorated untill April 1, 1951

Seller pays for Revenue Stamps and Notary Fee's

Balance of the cost of transfer to be paid by the buyer.

The agents P.B. Roop & Son guarantee \$5,000 mortgage for Mr. Edwin  
 Alexander and if for any reason this loan is not granted the  
 \$500.00 down payment will be returned to same.

AND upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants  
 of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the  
 property to the Buyer. Title to be good and merchantable, free of liens and encumbrances except as specified herein  
 and except: Use and occupancy restrictions of public record which are generally applicable to properties in the imme-  
 diate neighborhood or the sub-division in which the property is located, and publicly recorded easements for public  
 utilities above ground and any other easements which may be observed by an inspection of the property. The herein  
 described property is to be held at the risk of the Seller until title has passed or possession given.

Ground rent, rent, water rent, taxes and other public charges against the premises shall be apportioned as of date  
 of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs,  
 executors and administrators, for the faithful performance of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property  
 so endorsed as to protect all parties hereto, as their interests may appear, and continue said insurance in force during  
 the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their  
 Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this  
 Agreement. Cost of all documentary stamps required by law shall be divided equally between the parties hereto.

Seller hereby agrees to pay commission on this sale, in accordance with the Standard Schedule of Commissions of the  
 Real Estate Board of Baltimore, to

Witness in duplicate the hands and seals of the parties hereto the day and year first above written.

*Preston B. Roop*  
 WITNESS-AS TO SELLER'S SIGNATURE

*Preston B. Roop*  
 WITNESS-AS TO SELLER'S SIGNATURE

*Preston B. Roop*  
 WITNESS-AS TO BUYER'S SIGNATURE

WITNESS-AS TO BUYER'S SIGNATURE

*Raymond W. Baltzell* (SEAL)  
 SELLER'S SIGNATURE  
 Individually and Guardian and Agent

*Carrie M. Baltzell* (SEAL)  
 SELLER'S SIGNATURE

*Edwin M. Alexander Jr.* (SEAL)  
 BUYER'S SIGNATURE

BUYER'S SIGNATURE (SEAL)

Filed February 27, 1951